157.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,300 / 671,300
					USE VALUE:	671,300 / 671,300
					ASSESSED:	671,300 / 671,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISHER ROBERT S & JAMIE J
Owner 2:	
Owner 3:	
Street 1:	111 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MANSFIELD CATHERINE A -
Owner 2:	MANFIELD WILLIAM L -
Street 1:	111 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 1606 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	292,200		379,100	671,300
Total Card	0.138	292,200		379,100	671,300
Total Parcel	0.138	292,200		379,100	671,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.00 /Parcel: 418.00

Legal Description

User Acct 104283

GIS Ref

GIS Ref

Insp Date 05/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 157.0-0002-0007.0

!12270!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,200	0	6,000.	379,100	671,300		Year end	12/23/2021
2021	101	FV	283,400	0	6,000.	379,100	662,500		Year End Roll	12/10/2020
2020	101	FV	283,400	0	6,000.	379,100	662,500	662,500	Year End Roll	12/18/2019
2019	101	FV	221,300	0	6,000.	379,100	600,400	600,400	Year End Roll	1/3/2019
2018	101	FV	221,300	0	6,000.	319,500	540,800	540,800	Year End Roll	12/20/2017
2017	101	FV	224,700	0	6,000.	292,400	517,100	517,100	Year End Roll	1/3/2017
2016	101	FV	224,700	0	6,000.	249,100	473,800	473,800	Year End	1/4/2016
2015	101	FV	218,900	0	6,000.	216,600	435,500	435,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:16:09

LAST REV

Date	Time
02/25/20	09:34:56
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANSFIELD CATHE	67651-420		7/20/2016		535,000	No	No		
CALLAHAN SHEILA	56126-441		12/22/2010		435,000	No	No		
HANAFIN TERESA	26941-375		12/27/1996		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2019	1008	Redo Kit	82,000	O				
10/4/2002	845	Addition	24,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	MEAS&NOTICE	BS	Barbara S
12/1/2008	Measured	372	PATRIOT
11/29/1999	Meas/Inspect	268	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	104283
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.90	7			Easemen	-5	Topo	-5			379,050						379,100	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 379,050 | Spl Credit | Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30379820
Const Adj.:	0.99989998
Adj $ / SQ:	169.477
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397012
Depreciation:	104811
Depreciated Total:	292201

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

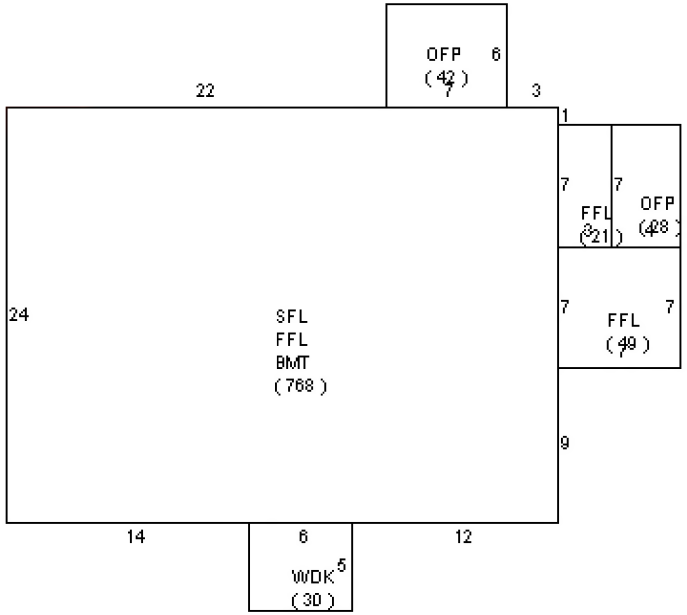
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.48
Special Features:	0	Val/Su Net:	118.11
Final Total:	292200	Val/Su SzAd	181.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	838	169.480	142,022
BMT	Basement	768	50.840	39,047
SFL	Second Floor	768	169.480	130,158
OFP	Open Porch	70	40.070	2,805
WDK	Deck	30	16.000	480

Net Sketched Area:	2,474	Total:	314,512
Size Ad	1606	Gross Area	2474	FinArea	1606
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc